

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
ADOPTED BUDGET**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2016	5
Amortization Schedule - Series 2016A-1	6 - 7
Amortization Schedule - Series 2016A-2	8 - 9
Debt Service Fund Budget - Series 2018	10
Amortization Schedule - Series 2018	11 - 12
Projected Assessments	13 - 14

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: gross	\$ 849,081				\$1,042,689
Allowable discounts (4%)	(33,963)				(41,708)
Assessment levy: net	815,118	\$ 687,749	\$ 216,066	\$ 903,815	1,000,981
Assessments off-roll	226,729	29,990	196,739	226,729	251,270
Total revenues	1,041,847	717,739	412,805	1,130,544	1,252,251
EXPENDITURES					
Professional & administration					
Supervisors	4,000	-	2,400	2,400	6,000
FICA	306	-	306	306	459
District engineer	5,000	-	10,000	10,000	10,000
General counsel	24,000	4,313	2,000	6,313	24,000
District manager	50,000	25,000	25,000	50,000	51,500
Debt service fund accounting: 2016 master bonds	5,017	2,508	2,509	5,017	5,034
Debt service fund accounting: 2016 sub bonds	2,483	1,241	1,242	2,483	2,466
Debt service fund accounting: Lennar bonds	3,500	1,750	1,750	3,500	3,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,500	10,500	-	10,500	10,500
Audit	6,010	-	6,010	6,010	6,220
Postage	750	353	397	750	750
Insurance - GL, POL	13,175	11,930	-	11,930	13,500
Legal advertising	1,200	-	1,200	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	750	509	241	750	750
Website			-		
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Contingencies	-	-	-	-	500
Total professional & admin	132,131	59,279	57,320	116,599	\$141,819
Field Operations					
Landscape maintenance					
Field operations manager	9,600	-	9,600	9,600	9,600
Beachwalk Blvd (inc. main entries)	350,000	145,344	204,656	350,000	-
Landscape and irrigation maintenance	-	-	-	-	419,480
Pond bank maintenance	-	-	-	-	85,000
Tree/plant replacement	50,000	-	50,000	50,000	-
Tree care	-	-	-	-	107,720
Annuals rotation	18,000	-	18,000	18,000	23,500
Mulch	171,000	-	171,000	171,000	104,200
Irrigation repairs	12,000	-	12,000	12,000	-
Irrigation water	295,000	84,284	210,716	295,000	295,000
Aquatic maintenance	21,500	8,935	12,565	21,500	22,575
Road maintenance	15,000	-	15,000	15,000	15,000
Accounting	7,500	3,750	3,750	7,500	7,500
Total field operations	979,600	242,313	737,287	979,600	1,089,575

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Other fees and charges					
Tax collector	16,982	13,757	3,225	16,982	20,854
Total other fees & charges	16,982	13,757	3,225	16,982	20,854
Total expenditures	1,128,713	315,349	797,832	1,113,181	1,252,248
Net increase/(decrease) of fund balance	(86,866)	402,390	(385,027)	17,363	3
Fund balance - beginning (unaudited)	591,365	888,209	1,290,599	888,209	905,572
Fund balance - ending (projected):					
Assigned:					
3 months working capital	292,060	292,060	292,060	292,060	323,187
Unassigned	212,439	998,539	613,512	613,512	582,388
Fund balance - ending (projected)	<u>\$ 504,499</u>	<u>\$ 1,290,599</u>	<u>\$ 905,572</u>	<u>\$ 905,572</u>	<u>\$ 905,575</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	10,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	24,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications,	
District manager	51,500
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and	
Debt service fund accounting: 2016 master bonds	5,034
Wrathell, Hunt and Associates, LLC , will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Debt service fund accounting: 2016 sub bonds	2,466
Debt service fund accounting: Lennar bonds	3,500
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	6,220
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	13,500
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed. For future years, legal advertising could be reduced to \$1,500 to \$2,000 range.	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Mailed notices	1,600
Miscellaneous- bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses	
Website	
Hosting	705
ADA compliance	210
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Trustee	10,500
Annual fees paid for services provided as trustee, paying agent and	
Contingencies	
Meeting room rental, etc.	500
Field Operations	
Landscape maintenance	
Field operations manager	9,600
Beachwalk Blvd (inc. main entries)	419,480
Pond bank maintenance	85,000
Tree care	107,720
Annuals rotation	23,500
4 rotations per year	
Mulch	104,200
Pine bark, 1x at 24-month intervals	
Irrigation water	295,000
Aquatic maintenance	22,575
Road maintenance	15,000
Accounting	7,500
Other fees and charges	
Tax collector	20,854
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 1,252,248</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET**

Fiscal Year 2022

	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
REVENUES					
Assessment levy: gross	\$ 1,820,776				\$ 1,820,776
Allowable discounts (4%)	(72,831)				(72,831)
Assessment levy: net	1,747,945	\$ 1,333,622	\$ 414,323	\$ 1,747,945	1,747,945
Assessments off-roll 2016A-1	224,070	126,624	97,446	224,070	224,070
Assessments prepayment	-	118,048	-	118,048	-
Interest	-	154	-	154	-
Total revenues	<u>1,972,015</u>	<u>1,578,448</u>	<u>511,769</u>	<u>2,090,217</u>	<u>1,972,015</u>
EXPENDITURES					
Debt service					
Principal 2016A-1	285,000	285,000	-	285,000	270,000
Principal 2016A-2	130,000	130,000	-	130,000	135,000
Principal prepayment 2016A-1	-	170,000	-	170,000	-
Principal prepayment 2016A-2	-	165,000	-	165,000	-
Interest 2016A-1	1,031,969	522,183	507,150	1,029,333	1,007,550
Interest 2016A-2	510,825	257,038	248,638	505,676	493,900
Total debt service	<u>1,957,794</u>	<u>1,529,221</u>	<u>755,788</u>	<u>2,285,009</u>	<u>\$1,906,450</u>
Other fees and charges					
Tax collector	36,416	26,674	9,742	36,416	36,416
Total other fees & charges	<u>36,416</u>	<u>26,674</u>	<u>9,742</u>	<u>36,416</u>	<u>36,416</u>
Total expenditures	<u>1,994,210</u>	<u>1,555,895</u>	<u>765,530</u>	<u>2,321,425</u>	<u>1,942,866</u>
Net increase/(decrease) of fund balance	(22,195)	22,553	(253,761)	(231,208)	29,149
Fund balance - beginning (unaudited)	3,059,887	3,132,055	3,154,608	3,132,055	2,900,847
Fund balance - ending (projected)	<u>\$ 3,037,692</u>	<u>\$ 3,154,608</u>	<u>\$ 2,900,847</u>	<u>\$ 2,900,847</u>	<u>2,929,996</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,716,918)
Principal and Interest expense 2016 A-1 - November 1, 2023					(785,400)
Principal and Interest expense 2016 A-2 - November 1, 2023					(385,263)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 42,415</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	270,000.00	5.000%	507,150.00	777,150.00	19,030,000.00
05/01/23	-		500,400.00	500,400.00	19,030,000.00
11/01/23	285,000.00	5.000%	500,400.00	785,400.00	18,745,000.00
05/01/24	-		493,275.00	493,275.00	18,745,000.00
11/01/24	300,000.00	5.750%	493,275.00	793,275.00	18,445,000.00
05/01/25	-		484,650.00	484,650.00	18,445,000.00
11/01/25	315,000.00	5.750%	484,650.00	799,650.00	18,130,000.00
05/01/26	-		475,593.75	475,593.75	18,130,000.00
11/01/26	335,000.00	5.750%	475,593.75	810,593.75	17,795,000.00
05/01/27	-		465,962.50	465,962.50	17,795,000.00
11/01/27	355,000.00	5.750%	465,962.50	820,962.50	17,440,000.00
05/01/28	-		455,756.25	455,756.25	17,440,000.00
11/01/28	375,000.00	5.750%	455,756.25	830,756.25	17,065,000.00
05/01/29	-		444,975.00	444,975.00	17,065,000.00
11/01/29	395,000.00	6.375%	444,975.00	839,975.00	16,670,000.00
05/01/30	-		432,384.38	432,384.38	16,670,000.00
11/01/30	420,000.00	6.375%	432,384.38	852,384.38	16,250,000.00
05/01/31	-		418,996.88	418,996.88	16,250,000.00
11/01/31	450,000.00	6.375%	418,996.88	868,996.88	15,800,000.00
05/01/32	-		404,653.13	404,653.13	15,800,000.00
11/01/32	480,000.00	6.375%	404,653.13	884,653.13	15,320,000.00
05/01/33	-		389,353.13	389,353.13	15,320,000.00
11/01/33	510,000.00	6.375%	389,353.13	899,353.13	14,810,000.00
05/01/34	-		373,096.88	373,096.88	14,810,000.00
11/01/34	540,000.00	6.375%	373,096.88	913,096.88	14,270,000.00
05/01/35	-		355,884.38	355,884.38	14,270,000.00
11/01/35	575,000.00	6.375%	355,884.38	930,884.38	13,695,000.00
05/01/36	-		337,556.25	337,556.25	13,695,000.00
11/01/36	615,000.00	6.375%	337,556.25	952,556.25	13,080,000.00
05/01/37	-		317,953.13	317,953.13	13,080,000.00
11/01/37	655,000.00	6.375%	317,953.13	972,953.13	12,425,000.00
05/01/38	-		297,075.00	297,075.00	12,425,000.00
11/01/38	695,000.00	6.375%	297,075.00	992,075.00	11,730,000.00
05/01/39	-		274,921.88	274,921.88	11,730,000.00
11/01/39	740,000.00	6.375%	274,921.88	1,014,921.88	10,990,000.00
05/01/40	-		251,334.38	251,334.38	10,990,000.00
11/01/40	785,000.00	6.375%	251,334.38	1,036,334.38	10,205,000.00
05/01/41	-		226,312.50	226,312.50	10,205,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	835,000.00	6.375%	226,312.50	1,061,312.50	9,370,000.00
05/01/42	-		199,696.88	199,696.88	9,370,000.00
11/01/42	890,000.00	6.375%	199,696.88	1,089,696.88	8,480,000.00
05/01/43	-		171,328.13	171,328.13	8,480,000.00
11/01/43	945,000.00	6.375%	171,328.13	1,116,328.13	7,535,000.00
05/01/44	-		141,206.25	141,206.25	7,535,000.00
11/01/44	1,005,000.00	6.375%	141,206.25	1,146,206.25	6,530,000.00
05/01/45	-		109,171.88	109,171.88	6,530,000.00
11/01/45	1,070,000.00	6.375%	109,171.88	1,179,171.88	5,460,000.00
05/01/46	-		75,065.63	75,065.63	5,460,000.00
11/01/46	1,140,000.00	6.375%	75,065.63	1,215,065.63	4,320,000.00
05/01/47	-		38,728.13	38,728.13	4,320,000.00
11/01/47	1,215,000.00	6.375%	38,728.13	1,253,728.13	3,105,000.00
Total	16,480,000.00		17,799,487.64	34,279,487.64	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	135,000.00	5.000%	248,637.50	383,637.50	8,870,000.00
05/01/23	-		245,262.50	245,262.50	8,870,000.00
11/01/23	140,000.00	5.000%	245,262.50	385,262.50	8,730,000.00
05/01/24	-		241,762.50	241,762.50	8,730,000.00
11/01/24	145,000.00	6.000%	241,762.50	386,762.50	8,585,000.00
05/01/25	-		237,412.50	237,412.50	8,585,000.00
11/01/25	155,000.00	6.000%	237,412.50	392,412.50	8,430,000.00
05/01/26	-		232,762.50	232,762.50	8,430,000.00
11/01/26	165,000.00	6.000%	232,762.50	397,762.50	8,265,000.00
05/01/27	-		227,812.50	227,812.50	8,265,000.00
11/01/27	175,000.00	6.000%	227,812.50	402,812.50	8,090,000.00
05/01/28	-		222,562.50	222,562.50	8,090,000.00
11/01/28	185,000.00	6.000%	222,562.50	407,562.50	7,905,000.00
05/01/29	-		217,012.50	217,012.50	7,905,000.00
11/01/29	195,000.00	6.000%	217,012.50	412,012.50	7,710,000.00
05/01/30	-		211,162.50	211,162.50	7,710,000.00
11/01/30	210,000.00	6.000%	211,162.50	421,162.50	7,500,000.00
05/01/31	-		204,862.50	204,862.50	7,500,000.00
11/01/31	220,000.00	6.000%	204,862.50	424,862.50	7,280,000.00
05/01/32	-		198,262.50	198,262.50	7,280,000.00
11/01/32	235,000.00	6.375%	198,262.50	433,262.50	7,045,000.00
05/01/33	-		190,771.88	190,771.88	7,045,000.00
11/01/33	250,000.00	6.375%	190,771.88	440,771.88	6,795,000.00
05/01/34	-		182,803.13	182,803.13	6,795,000.00
11/01/34	265,000.00	6.375%	182,803.13	447,803.13	6,530,000.00
05/01/35	-		174,356.25	174,356.25	6,530,000.00
11/01/35	280,000.00	6.375%	174,356.25	454,356.25	6,250,000.00
05/01/36	-		165,431.25	165,431.25	6,250,000.00
11/01/36	300,000.00	6.375%	165,431.25	465,431.25	5,950,000.00
05/01/37	-		155,868.75	155,868.75	5,950,000.00
11/01/37	320,000.00	6.375%	155,868.75	475,868.75	5,630,000.00
05/01/38	-		145,668.75	145,668.75	5,630,000.00
11/01/38	340,000.00	6.375%	145,668.75	485,668.75	5,290,000.00
05/01/39	-		134,831.25	134,831.25	5,290,000.00
11/01/39	360,000.00	6.375%	134,831.25	494,831.25	4,930,000.00
05/01/40	-		123,356.25	123,356.25	4,930,000.00
11/01/40	385,000.00	6.375%	123,356.25	508,356.25	4,545,000.00
05/01/41	-		111,084.38	111,084.38	4,545,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	410,000.00	6.375%	111,084.38	521,084.38	4,135,000.00
05/01/42	-		98,015.63	98,015.63	4,135,000.00
11/01/42	435,000.00	6.375%	98,015.63	533,015.63	3,700,000.00
05/01/43	-		84,150.00	84,150.00	3,700,000.00
11/01/43	465,000.00	6.375%	84,150.00	549,150.00	3,235,000.00
05/01/44	-		69,328.13	69,328.13	3,235,000.00
11/01/44	495,000.00	6.375%	69,328.13	564,328.13	2,740,000.00
05/01/45	-		53,550.00	53,550.00	2,740,000.00
11/01/45	525,000.00	6.375%	53,550.00	578,550.00	2,215,000.00
05/01/46	-		36,815.63	36,815.63	2,215,000.00
11/01/46	560,000.00	6.375%	36,815.63	596,815.63	1,655,000.00
05/01/47	-		18,965.63	18,965.63	1,655,000.00
11/01/47	595,000.00	6.375%	18,965.63	613,965.63	1,060,000.00
Total	8,075,000.00		8,722,056.82	16,797,056.82	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018**

	Fiscal Year 2022				
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
REVENUES					
Assessment levy: gross	\$ 210,833				\$ 210,833
Allowable discounts (4%)	(8,433)				(8,433)
Assessment levy: net	202,400	\$ 154,017	\$ 48,383	\$ 202,400	202,400
Interest	-	13	-	13	-
Total revenues	202,400	154,030	48,383	202,413	202,400
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	60,000
Principal prepayment	-	-	15,000	15,000	-
Interest	142,225	71,113	71,112	142,225	140,094
Total debt service	197,225	71,113	141,112	212,225	200,094
Other fees and charges					
Tax collector	4,217	3,079	1,138	4,217	4,217
Total other fees & charges	4,217	3,079	1,138	4,217	4,217
Total expenditures	201,442	74,192	142,250	216,442	204,311
Net increase/(decrease) of fund balance	958	79,838	(93,867)	(14,029)	(1,911)
Fund balance - beginning (unaudited)	211,504	216,682	296,520	216,682	202,653
Fund balance - ending (projected)	\$ 212,462	\$ 296,520	\$ 202,653	\$ 202,653	200,742
 Use of fund balance:					
Debt service reserve account balance (required)					(101,507)
Interest expense - December 15, 2023					(68,884)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 30,351

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/21			71,112.50	71,112.50	2,970,000.00
06/15/22	55,000.00	3.875%	71,112.50	126,112.50	2,915,000.00
12/15/22			70,046.88	70,046.88	2,915,000.00
06/15/23	60,000.00	3.875%	70,046.88	130,046.88	2,855,000.00
12/15/23			68,884.38	68,884.38	2,855,000.00
06/15/24	60,000.00	3.875%	68,884.38	128,884.38	2,795,000.00
12/15/24			67,721.88	67,721.88	2,795,000.00
06/15/25	65,000.00	4.500%	67,721.88	132,721.88	2,730,000.00
12/15/25			66,259.38	66,259.38	2,730,000.00
06/15/26	65,000.00	4.500%	66,259.38	131,259.38	2,665,000.00
12/15/26			64,796.88	64,796.88	2,665,000.00
06/15/27	70,000.00	4.500%	64,796.88	134,796.88	2,595,000.00
12/15/27			63,221.88	63,221.88	2,595,000.00
06/15/28	70,000.00	4.500%	63,221.88	133,221.88	2,525,000.00
12/15/28			61,646.88	61,646.88	2,525,000.00
06/15/29	75,000.00	4.500%	61,646.88	136,646.88	2,450,000.00
12/15/29			59,959.38	59,959.38	2,450,000.00
06/15/30	80,000.00	4.875%	59,959.38	139,959.38	2,370,000.00
12/15/30			58,009.38	58,009.38	2,370,000.00
06/15/31	85,000.00	4.875%	58,009.38	143,009.38	2,285,000.00
12/15/31			55,937.50	55,937.50	2,285,000.00
06/15/32	85,000.00	4.875%	55,937.50	140,937.50	2,200,000.00
12/15/32			53,865.63	53,865.63	2,200,000.00
06/15/33	90,000.00	4.875%	53,865.63	143,865.63	2,110,000.00
12/15/33			51,671.88	51,671.88	2,110,000.00
06/15/34	95,000.00	4.875%	51,671.88	146,671.88	2,015,000.00
12/15/34			49,356.25	49,356.25	2,015,000.00
06/15/35	100,000.00	4.875%	49,356.25	149,356.25	1,915,000.00
12/15/35			46,918.75	46,918.75	1,915,000.00
06/15/36	105,000.00	4.875%	46,918.75	151,918.75	1,810,000.00
12/15/36			44,359.38	44,359.38	1,810,000.00
06/15/37	110,000.00	4.875%	44,359.38	154,359.38	1,700,000.00
12/15/37			41,678.13	41,678.13	1,700,000.00
06/15/38	115,000.00	4.875%	41,678.13	156,678.13	1,585,000.00
12/15/38			38,875.00	38,875.00	1,585,000.00
06/15/39	120,000.00	5.000%	38,875.00	158,875.00	1,465,000.00
12/15/39			35,875.00	35,875.00	1,465,000.00
06/15/40	130,000.00	5.000%	35,875.00	165,875.00	1,335,000.00
12/15/40			32,625.00	32,625.00	1,335,000.00
06/15/41	135,000.00	5.000%	32,625.00	167,625.00	1,200,000.00
12/15/41			29,250.00	29,250.00	1,200,000.00
06/15/42	140,000.00	5.000%	29,250.00	169,250.00	1,060,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/42			25,750.00	25,750.00	1,060,000.00
06/15/43	150,000.00	5.000%	25,750.00	175,750.00	910,000.00
12/15/43			22,000.00	22,000.00	910,000.00
06/15/44	160,000.00	5.000%	22,000.00	182,000.00	750,000.00
12/15/44			18,000.00	18,000.00	750,000.00
06/15/45	165,000.00	5.000%	18,000.00	183,000.00	585,000.00
12/15/45			13,875.00	13,875.00	585,000.00
06/15/46	175,000.00	5.000%	13,875.00	188,875.00	410,000.00
12/15/46			9,500.00	9,500.00	410,000.00
06/15/47	185,000.00	5.000%	9,500.00	194,500.00	225,000.00
12/15/47			4,875.00	4,875.00	225,000.00
06/15/48	195,000.00	5.000%	4,875.00	199,875.00	30,000.00
Total	2,940,000.00		2,452,143.88	5,392,143.88	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	469.79	-	469.79	423.90
Commercial Parcel 5	Hotel	100	281.87	-	281.87	254.34
Commercial Parcel 6	Retail	73,310	469.79	-	469.79	423.90
Commercial Parcel 7	Retail	-	-	-	-	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		178,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	109	939.57	1,088.02	2,027.59	1,935.83
Residential Parcel 2/3	SF 40'	184	959.49	2,690.15	3,649.64	3,557.87
Residential Parcel 2/3- Prepaid	SF 40'	3	959.49	-	959.49	867.72
Residential Parcel 4	MF	348	281.87	-	281.87	254.34
Residential Parcel 5	MF	298	281.87	-	281.87	254.34
Residential Parcel 10/11	SF 63'	47	944.89	3,104.13	4,049.02	3,957.29
Residential Parcel 10/11 - Reduced	SF 63'	13	944.89	2,604.21	3,549.10	3,457.37
Residential Parcel 10/11 - Prepaid	SF 63'	2	944.89	-	944.89	853.16
Residential Parcel 10/11	Villa 37.5'	30	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 10/11- Reduced	Villa 37.5'	2	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12	Villa 37.5'	90	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 12 - Reduced	Villa 37.5'	21	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12 - Prepaid	Villa 37.5'	23	944.89	-	944.89	853.16
Residential Parcel 13	SF 53'	84	944.89	3,227.14	4,172.03	4,080.30
Residential Parcel 13 - Reduced	SF 53'	48	944.89	2,816.73	3,761.62	3,669.89
Residential Parcel 13 - Prepaid	SF 53'	15	944.89	-	944.89	853.16
Residential Parcel 14	SF 73'	112	944.89	3,575.24	4,520.13	4,428.40
Residential Parcel 14 - Prepaid	SF 73'	7	944.89	-	944.89	853.16
Total		1,436				

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	-	441.60	363.34	804.94	761.81
Commercial Parcel 6	Retail	-	441.60	363.34	804.94	761.81
Commercial Parcel 7	Retail	100,000	441.60	363.34	804.94	761.81
Commercial Parcel 8	Retail	175,000	441.60	363.34	804.94	761.81
Office Parcel 9	Office	100,000	441.60	248.61	690.21	647.08
Total		375,000				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	97	883.20	1,023.61	1,906.81	1,820.55
Residential Parcel 2/3	SF 40'	-	-	-	-	-
Residential Parcel 2/3- Prepaid	SF 40'	-	-	-	-	-
Residential Parcel 4	MF	-	-	-	-	-
Residential Parcel 10/11	SF 63'	-	-	-	-	-
Residential Parcel 10/11 - Reduced	SF 63'	-	-	-	-	-
Residential Parcel 10/11	Villa 37.5'	-	-	-	-	-
Residential Parcel 12	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Reduced	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Prepaid	Villa 37.5'	-	-	-	-	-
Residential Parcel 13	SF 53'	-	-	-	-	-
Residential Parcel 13 - Reduced	SF 53'	-	-	-	-	-
Residential Parcel 13 - Prepaid	SF 53'	-	-	-	-	-
Residential Parcel 14	SF 73'	-	-	-	-	-
Total		97				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2022 based on information received from the St. Johns County Property Appraiser's Office